



Pierce County Library System

Condition Assessment Report for Lakewood Library and Tillicum Library

October 20, 2021





October 20, 2021

Kristina Cintron
Facilities Manager
Pierce County Library System
3005 - 112th Street
Tacoma, WA 98446

Dear Kristina:

At your request we have completed a high-level condition assessment report for the Lakewood Library and the Tillicum Library. Due to the limited scope and time frame of this condition assessment report, there was no participation by engineers, sub-consultants, contractors, or cost estimators in this study.

This condition assessment report for the Lakewood and Tillicum libraries is based on the following information:

- Lists of known deficiencies for each library provided by PCLS.
- Drawings and basic information on each facility provided by PCLS.
- A site visit and visual inspection of each library conducted by Matt Aalfs (BuildingWork), on October 1, 2021.
- BuildingWork's experience with other similar public library renovation projects in Western Washington.

The following pages include an executive summary, a photographic survey, a Facility Condition Assessment Survey, and a project budget analysis for both the Lakewood and Tillicum libraries. The project budget analyses describe the probable construction costs of a future renovation project for each library, as would likely be required to address the deficiencies and needs for maintenance, repairs, or improvements that have been identified during this study. The costs shown in these project budget analyses are based on our experience with other similar, recent library projects in Western Washington. Please note that the project budget analyses provided herein are for planning purposes only, and are based on a visual inspection of the facilities and conversations with PCLS. If it is decided to proceed with a renovation project for either library, we recommend that a qualified architecture and engineering team be engaged to conduct a thorough pre-design study to analyze the scope and the construction cost of the project with greater detail and specificity.

Please let me know if you have questions or comments about this condition assessment report.

Sincerely,

Matt Aalfs AIA
Principal



Lakewood Library

The Lakewood Library was originally constructed in 1963. There was an addition in 1974 and the library was renovated in 1993. The interior of the Lakewood Library is dated and in need of a comprehensive remodel and update, including interior finishes, furniture, and technology. Building systems including the elevator, HVAC, plumbing, lighting, and electrical are also in need of upgrades or replacement. The windows, exterior doors, skylights, and roofing need to be replaced. A range of site improvements are needed, including side sewer repair or replacement, landscaping, irrigation, parking, and site security.

A preliminary project budget to address these deficiencies of Lakewood is in the range of \$10.5 to 11 million. A detailed budget analysis is provided in this report.

Lakewood Library Photo Survey



Windows near entry



Courtyard near entry



Windows near entry with failed glazing seals



Single pane windows with failed seal at corner joint



Courtyard



Courtyard

Lakewood Library Photo Survey



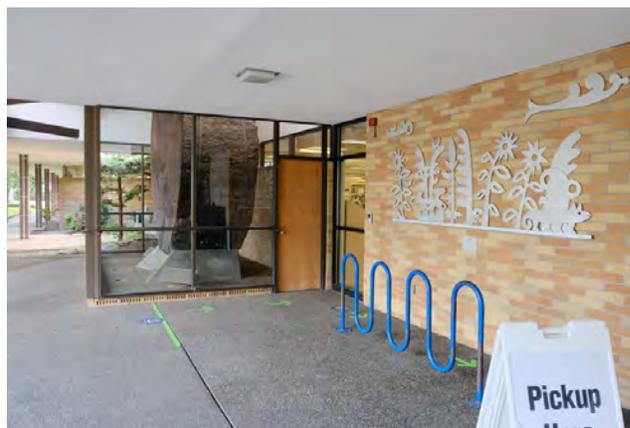
Fenced area at NE presents a security problem



Roof overhang at north side



Staff Entry side



Main public entry



Staff Entry side



Parking lot



Lakewood Library Photo Survey



Entry Lobby



Entry Lobby and Elevator



Public Restroom



Meeting Room



Friends book sale area



Main service desk area

Lakewood Library Photo Survey



Children's area



Technology area



Public seating at main Reading Room



Reading Room display



Teen area



Non-Print area



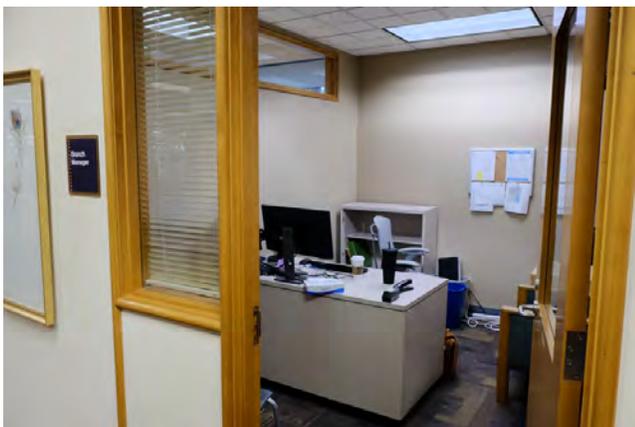
Lakewood Library Photo Survey



Reading Room seating



Reading Room study area



Branch Manager's office



Staff work room



Staff break room



Staff break room kitchen

Lakewood Library Photo Survey



Upstairs public restroom



Upstairs study area



Upstairs atrium area



Basement storage area



Staff restroom in basement



Basement mechanical room



I. General Information

1. Library Name: Lakewood Library
2. Library Address: Street 6300 Wildaire Road SW
City Lakewood Zip 98499
3. How large is the Library (total square feet)? 32,592 SF
4. How large are the public areas (net square feet)? 22,456 SF
5. How large are the staff areas (net square feet)? 4,054 SF (Staff) 10,136 SF (Basement)
6. When was the Library constructed? 1963
7. Is the architect known? Yes No
If yes, who was the architect? _____
8. Has the Library been renovated? Yes No
If yes, when? 1974 By? _____
9. Do you have architectural plans of the Library (original or renovation)? Yes No
10. Please provide labeled digital photographs of overall building (one view for each side of the building if possible). Attach photographs: 



II. Library Function Needs

1. Is the reading room size adequate? Yes No

Comments:

Meeting Room finishes and AV/technology systems are outdated.

2. Are there space needs for additional special areas such as Children, Teen, Computers, or Quiet Study, etc? Yes No

Comments:

Finishes and AV/technology systems are outdated.

3. Is there a need for a new or enlarged Meeting Room? Yes No

Comments:

4. Is there a need for additional Study Rooms? Yes No

Comments:

5. Are the Public Restrooms adequate? Yes No

Comments:

Public restrooms are not ADA compliant. Need to be renovated / enlarged.

6. Is there a need for an improved Entry Lobby or Entry Vestibule? Yes No

Comments:

Entry lobby finishes are outdated.



II. Library Function Needs

7. Are the other spaces or functional improvements to the public areas needed? Yes No

Comments:

8. Is the Staff Work Room size adequate? Yes No

Comments:

Needs new finishes

9. Is the Staff Break Room adequate? Yes No

Comments:

Needs new finishes and appliances

10. Is the Staff Restroom adequate? Yes No

Comments:

Needs remodel with new fixtures and finishes

11. Are other spaces or functional improvements to the staff areas needed? Yes No

Comments:

Staff areas are too spread out - need to remodel to consolidate staff functions in one area.

12. Please attach label digital photographs of the following areas, if applicable: 

Reading room

Special areas (Children, Teens, Computers, Quiet Study, etc)

Meeting room(s)

Study room(s)

Entry lobby/vestibule

Public restroom(s)

Staff work room

Staff restroom(s)

Staff break room



III. Library Building Condition: Site

1. Is there accessible parking? Yes No

Comments:

2. Is the building entrance accessible? Yes No

Comments:

3. Is there adequate parking? Yes No

Comments:

Need more parking

4. Is there adequate lighting at the parking and building entrance? Yes No

Comments:

Need new stie lighting

5. Is the parking surface and parking stall striping in good conditions? Yes No

Comments:

Need new surfacing, layout, and striping



III. Library Building Condition: Site

6. What is the condition of the landscaping?

Comments:

Landscaping is aged. Need new landscape design and installation.
Need to replace the irrigation system.

7. Are there other maintenance or upgrades needed to the Library site? Yes No

Comments:

Need to replace side sewer line. Sewer lines back up during heavy rains.

Safety and security of the site needs to be addressed - areas of the site are open to the public yet hidden from view. Unauthorized access to the service areas and to the roof of the building occur.

8. Please attach labeled digital photographs of the following areas, if applicable: 

Building entrance

Parking area

General landscaping



III. Library Building Condition: Architecture—Exterior

4. Exterior Trim:

Condition: Good Fair Poor Critical

Comments:

5. Windows (frame material eg: wood, aluminum, vinyl, etc):

Frame Material: wood Condition: Good Fair Poor Critical

Comments:

Windows are original, single pane and insulated units in wood frames.
All are in poor condition and/or do not meet current energy code requirements.
All wondows should be replaced with new.

6. Sealant at the windows:

Condition: Good Fair Poor Critical

Comments:

Sealant is in poor condition and has failed in some locaitons.

7. Exterior Doors:

Material: wood, aluminum Condition: Good Fair Poor Critical

Comments:

Recommend replacement of all exterior doors.



III. Library Building Condition: Architecture—Exterior

10. Do the windows have insulated glass or single pane glass?

Comments:

A mix of both, but all is in need of replacement.

12. Are there water leaks or weather intrusion at the:

Roof? Yes No

Walls? Yes No

Windows? Yes No

Doors? Yes No

Foundation? Yes No

Comments:

There are roof leak problems.

13. Are there other maintenance or upgrades needed to the building exterior? Yes No

Comments:

14. Please attach labeled digital photographs of a representative example of the following areas: 

Roof

Gutters

Downspout

Exterior cladding

Exterior trim

Exterior doors

Windows

Window frames

Window sealant

Areas with water leaks or weather intrusions



III. Library Building Condition: Structural

1. Has there been a structural analysis or any seismic retrofit work done on the building?

- Yes No

Comments:

2. Is there noticeable sagging or out-of-plane at the:

Roof? Yes No

Exterior Walls? Yes No

Floor? Yes No

Comments:

3. Is there visible rot, rust, or significant weathering damage to building elements?

- Yes No

Comments:

4. Building foundation:

Condition: Good Fair Poor Critical

Comments:

5. Please attach labeled digital photographs of a representative example of the following areas: 

Areas of noticeable sagging or out-of-place (roof, exterior walls, floor)

Areas of visible rot, rust, or significant weathering damage

Building foundation



III. Library Building Condition: Architecture—Interior

Provide the material and the condition of the interior finishes in the following areas.

Examples of finished materials include, but are not limited to:

Painted drywall

Carpet tile

Carpet broadloom

Vinyl flooring

Ceramic tile

Acoustic ceiling tiles

Wood

1. Library Entrance Area:

Floor

Material: carpet Condition: Good Fair Poor Critical

Walls

Material: GWB Condition: Good Fair Poor Critical

Ceiling

Material: GWB Condition: Good Fair Poor Critical

Comments:

Interior finishes are in need of replacement.

II. Library Building Condition: Architecture—Interior

2. Public Reading Room Areas:

Floor
Material: Carpet Condition: Good Fair Poor Critical

Walls
Material: GWB Condition: Good Fair Poor Critical

Ceiling
Material: ACT Condition: Good Fair Poor Critical

Comments:

Interior finishes are in need of replacement.

3. Public Restrooms:

Floor
Material: tile Condition: Good Fair Poor Critical

Walls
Material: tile/ GWB Condition: Good Fair Poor Critical

Ceiling
Material: GWB Condition: Good Fair Poor Critical

Comments:

Interior finishes are in need of replacement.



II. Library Building Condition: Architecture—Interior

4. Staff Areas:

Floor

Material: carpet Condition: Good Fair Poor Critical

Walls

Material: GWB Condition: Good Fair Poor Critical

Ceiling

Material: ACT Condition: Good Fair Poor Critical

Comments:

Interior finishes are in need of replacement.

5. Staff Restroom:

Floor

Material: tile Condition: Good Fair Poor Critical

Walls

Material: tile / GWB Condition: Good Fair Poor Critical

Ceiling

Material: ACT Condition: Good Fair Poor Critical

Comments:

Interior finishes are in need of replacement.



III. Library Building Condition: Architecture—Interior

6. What is the condition of the interior doors and door hardware?

Condition: Good Fair Poor Critical

Comments:

7. What is the condition of fixed casework or build-in shelving or furniture?

Condition: Good Fair Poor Critical

Please attach labeled digital photographs of a representative examples. 

Comments:

8. Are the public areas and the public restroom accessible? Yes No

Comments:

9. Are the staff areas and staff restroom accessible? Yes No

Comments:

10. Are there other maintenance or upgrades needed to the Building Interior? Yes No

Comments:

Interiors are in need of a though and complete remodel, for programing updates, accessibility, lighting, furniture, carpet, ceilings, shelving, etc.



III. Library Building Condition: Mechanical Systems

1. What type of equipment is in place for heating ventilation and air conditioning (HVAC)?

gas-fired boilers

2. How old is the HVAC equipment? unknown, but old

3. When was the HVAC equipment last serviced? _____

4. Does the HVAC system work adequately? Yes No

Comments:

The HVAC system appears to be beyond its expected service span and is in need of replacement.

5. Are there other maintenance or upgrades needed to the HVAC system? Yes No

Comments:



III. Library Building Condition: Plumbing Systems

1. What is the age of the water heating equipment? unknown

2. Have the toilets and faucets been replaced with water-saving units? Yes No

Comments:

3. Do the toilets work adequately? Yes No

Comments:

4. Do the sinks and faucets work adequately? Yes No

Comments:

5. Are there other maintenance or upgrades needed to the plumbing system? Yes No

Comments:

The sewer lines frequently back up. All plumbing fixtures are original or old, and are in need of replacement.



III. Library Building Condition: Electrical Systems

1. Has the electrical service panel been replaced? Yes No
If yes, when? _____

2. Are there adequate power outlets where needed? Yes No
Comments:

3. What type of light fixture lamps are in place (incandescent, florescent, LED, etc.)?

incandescent and flourescent. All lighting is in need of replacement.

4. Are there occupancy sensors or other energy efficiency lighting control systems in place?
 Yes No

Comments:

Recommend a new lighting control system.

5. Is there broadband wifi service in the Library for both patrons and staff? Yes No

Comments:

IV. Additional Comments

If you have any additional comments, please provide them below. If you need additional room, feel free to attach an additional document. If necessary, provide relevant, labeled photographs. 

Condition Assessment Summary:

The Lakewood Library is in need of a comprehensive renovation. The renovation scope should include, at a minimum, the following:

Site

- parking lot re-surfacing
- new landscaping and irrigation
- replace side sewer line
- improvements to site security and public access

Building Exterior

- new windows and exterior doors
- new roofing and skylights

Building Systems

- new elevator
- new HVAC system
- replace plumbing system
- upgrade or replace electrical system and distribution
- new lighting and lighting control system
- wifi system upgrades

Building Interior

- remodel staff work areas, offices, staff restroom, staff break room
- remodel meeting room and study rooms
- remodel entry lobby
- remodel public restrooms
- remodel reading room areas and collections, including new furniture, shelving
- all new floor finishes, ceiling finishes, & wall finishes



Budget Analysis for Renovation

Item	Cost / SF	Area (SF)	Budget
Parking Lot improvements	\$ 6.00	45,000 =	\$ 270,000
Landscaping	\$ 7.00	35,000 =	\$ 245,000
Site Lighting	\$ 3.00	45,000 =	\$ 135,000
Site Security / Access Control	\$ 7.00	10,000 =	\$ 70,000
Soffit repair & paint	\$ 12.00	4,800 =	\$ 57,600
New Windows & Entry Doors	\$ 48.00	4,000 =	\$ 192,000
New Skylights	\$ 44.00	2,000 =	\$ 88,000
New Roofing & Flashing	\$ 14.00	34,000 =	\$ 476,000
New HVAC System	\$ 45.00	22,500 =	\$ 1,012,500
Plumbing System Repair & New Fixtures	\$ 18.00	10,000 =	\$ 180,000
Fire Protection System	\$ 4.00	32,000 =	\$ 128,000
Elevator		=	\$ 1,750,000
Electrical System upgrades	\$ 30.00	22,500 =	\$ 675,000
IT upgrades	\$ 6.00	22,500 =	\$ 135,000
Interior Lighting and Controls	\$ 28.00	22,500 =	\$ 630,000
Interior Finishes (floors, walls, ceilings)	\$ 34.00	22,500 =	\$ 765,000
Furnishings and Casework	\$ 38.00	22,500 =	\$ 855,000
Hard Costs Subtotal			\$ 7,664,100
Sales tax		9.90% =	\$ 758,746
Permit fees		2.5% =	\$ 191,603
Construction Cost Escalation (12 months out)		4.0% =	\$ 306,564
Budget Contingency		15.0% =	\$ 1,149,615
Architecture, Engineering, & Consultant Fees		11.0% =	\$ 843,051
Soft Costs Subtotal			\$ 3,249,578
Total Project Budget			\$ 10,913,678



Tillicum Library

The Tillicum Library was built in 1985. The Library occupies 2,100 square feet of the 7,350 SF total building area. The other tenants in the building are a community center (2,750 SF), a food bank (500 SF), and a medical clinic (2,000 SF).

Overall this building is in very poor condition. In particular the exterior wood siding has deteriorated to a point that is beyond repair, with areas of significant visible water intrusion into the wall assembly. The wood siding must be removed, and the exterior wall assembly assessed and repaired, and new siding, trim and paint installed. Due to the water intrusion it is possible that some of the structural wall framing inside the wall may be rotted or deteriorated and is in need of replacement. The building should also be investigated for mold contamination.

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The building's interior finishes furnishings, technology, HVAC system, and lighting systems are also in need of replacement. The Library is insufficient in size, with a very small staff work area, no staff break room, no public study rooms, and a very small reading room that is impacted functionally by interior structural columns.

A preliminary project budget to address the range of deficiencies of this facility is estimated to be in the range of \$2.5 to \$3 million. A detailed budget analysis is provided in this report. However, because of the condition of this library it is our recommendation that a new library be considered instead of a renovation of this facility.



Tillicum Library Photo Survey



Front facade and main entry to the Library



Front facade



Public entrance to the library



Staff entrance



North exterior wall



North-east exterior walls with evident ewater damage

Tillicum Library Photo Survey



Garden area to the north



Food bank loading entrance



West facade



Exterior wall water damage and deterioration



Exterior wall water damage and deterioration



Exterior wall water damage and deterioration



Tillicum Library Photo Survey



Staff work room



Reading Room



Reading Room



Technology area



Reading Room with interior columns



Children's area

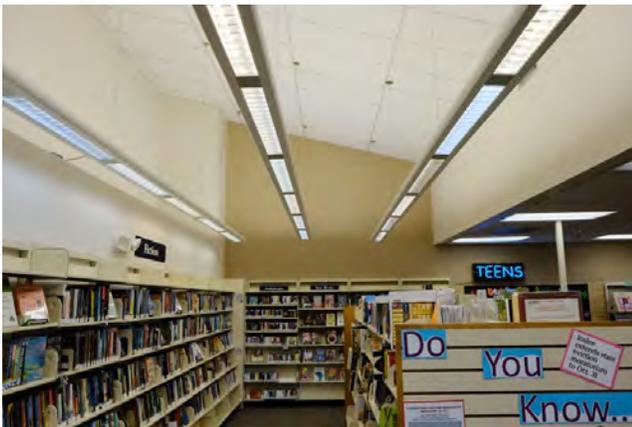
Tillicum Library Photo Survey



Service desk area



Technology area



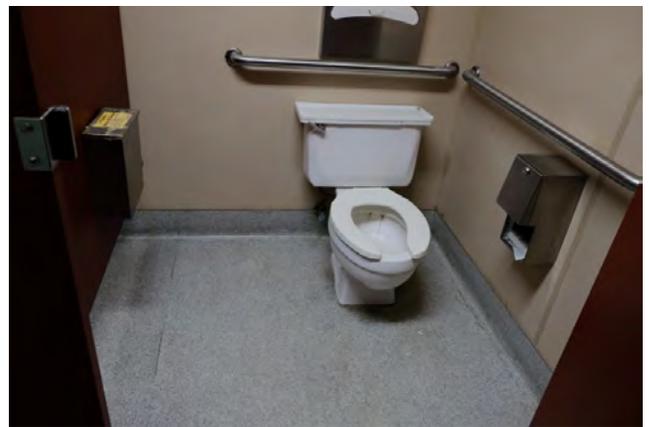
Reading Room



Teen area



Public restroom



Public restroom



Tillicum Library Photo Survey



Community Center



Community Center kitchen



Community Center



Community Center ceiling tile

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Food bank area and Medical Clinic entrance



Lobby waiting area

I. General Information

1. Library Name: Tillicum Library
2. Library Address: Street 14916 Washington Avenue SW
City Lakewood Zip 98498

3. How large is the Library (total square feet)? _____

Library	= 2,100 sf
Community Center	= 2,750 sf
Food Bank	= 500 sf
Medical Clinic	= 2,000 sf
total building area = 7,350 sf	

4. How large are the public areas (net square feet)? 1,600 SF

5. How large are the staff areas (net square feet)? 470 SF (Staff)

6. When was the Library constructed? 1985

7. Is the architect known? Yes No

If yes, who was the architect? _____

8. Has the Library been renovated? Yes No

If yes, when? 2004 By? _____

9. Do you have architectural plans of the Library (original or renovation)? Yes No

10. Please provide labeled digital photographs of overall building (one view for each side of the building if possible). Attach photographs: 



II. Library Function Needs

1. Is the reading room size adequate? Yes No

Comments:

the reading room is only 1,600 sf

2. Are there space needs for additional special areas such as Children, Teen, Computers, or Quiet Study, etc? Yes No

Comments:

There are no study rooms and no separate areas.

3. Is there a need for a new or enlarged Meeting Room? Yes No

Comments:

There is no meeting room

4. Is there a need for additional Study Rooms? Yes No

Comments:

There are no study rooms

5. Are the Public Restrooms adequate? Yes No

Comments:

Public restrooms are not ADA compliant. Need to be renovated / enlarged.

6. Is there a need for an improved Entry Lobby or Entry Vestibule? Yes No

Comments:

Entry lobby finishes are outdated.



II. Library Function Needs

7. Are the other spaces or functional improvements to the public areas needed? Yes No

Comments:

In general they are very inadequate

8. Is the Staff Work Room size adequate? Yes No

Comments:

The staff work areas are very inadequate.

9. Is the Staff Break Room adequate? Yes No

Comments:

There is no staff break room

10. Is the Staff Restroom adequate? Yes No

Comments:

Needs remodel with new fixtures and finishes

11. Are other spaces or functional improvements to the staff areas needed? Yes No

Comments:

12. Please attach label digital photographs of the following areas, if applicable: 

Reading room

Special areas (Children, Teens, Computers, Quiet Study, etc)

Meeting room(s)

Study room(s)

Entry lobby/vestibule

Public restroom(s)

Staff work room

Staff restroom(s)

Staff break room



III. Library Building Condition: Site

1. Is there accessible parking? Yes No

Comments:

2. Is the building entrance accessible? Yes No

Comments:

3. Is there adequate parking? Yes No

Comments:

Need more parking

4. Is there adequate lighting at the parking and building entrance? Yes No

Comments:

Need new stie lighting

5. Is the parking surface and parking stall striping in good conditions? Yes No

Comments:

Need new surfacing, layout, and striping



III. Library Building Condition: Site

6. What is the condition of the landscaping?

Comments:

Landscaping is non-existent

7. Are there other maintenance or upgrades needed to the Library site? Yes No

Comments:

The site condition is very poor / inadequate for a public facility.

8. Please attach labeled digital photographs of the following areas, if applicable: 

Building entrance

Parking area

General landscaping



III. Library Building Condition: Architecture—Exterior

Condition Terms:

- Good** In new or well maintained condition, with no visual evidence of wear, damage, or deficiency
- Fair** Some visible wear but still in serviceable and functional condition
- Poor** Subjected to hard or long term wear. Nearing the end of useful life.
- Critical** Has reached the end of serviceable life. Replacement now is necessary.

Provide the material and the condition of the exterior in the following areas:

1. Roof:

Material: _____ Condition: Good Fair Poor Critical

Comments:

There are roof leak problems

2. Gutters and Downspouts:

Condition: Good Fair Poor Critical

Comments:

3. Exterior Cladding:

Material: _____ Condition: Good Fair Poor Critical

(eg: painted wood siding, brick, stucco, etc)

Comments:

The wood siding has deteriorated to a critical condition. A visual inspection shows that the building has significant water intrusion through the roof and the siding. It is likely that mold and rot is occurring inside the wall cavity and to the wall framing. The condition is severe and not acceptable for a public facility.



III. Library Building Condition: Architecture—Exterior

4. Exterior Trim:

Condition: Good Fair Poor Critical

Comments:

5. Windows (frame material eg: wood, aluminum, vinyl, etc):

Frame Material: wood Condition: Good Fair Poor Critical

Comments:

Windows are in a critical state of disrepair.

6. Sealant at the windows:

Condition: Good Fair Poor Critical

Comments:

Sealant is in poor condition and has failed in some locations.

7. Exterior Doors:

Material: wood, aluminum Condition: Good Fair Poor Critical

Comments:

Recommend replacement of all exterior doors.



III. Library Building Condition: Architecture—Exterior

10. Do the windows have insulated glass or single pane glass?

Comments:

A mix of both, but all is in need of replacement.

12. Are there water leaks or weather intrusion at the:

Roof? Yes No

Walls? Yes No

Windows? Yes No

Doors? Yes No

Foundation? Yes No

Comments:

There are severe water intrusion problems to the exterior walls of the building.

13. Are there other maintenance or upgrades needed to the building exterior? Yes No

Comments:

The entire exterior cladding system is in critical need of replacement.

14. Please attach labeled digital photographs of a representative example of the following areas: 

Roof

Gutters

Downspout

Exterior cladding

Exterior trim

Exterior doors

Windows

Window frames

Window sealant

Areas with water leaks or weather intrusions



III. Library Building Condition: Structural

1. Has there been a structural analysis or any seismic retrofit work done on the building?

Yes No

Comments:

2. Is there noticeable sagging or out-of-plane at the:

Roof? Yes No

Exterior Walls? Yes No

Floor? Yes No

Comments:

3. Is there visible rot, rust, or significant weathering damage to building elements?

Yes No

Comments:

As noted above - severe deterioration of the exterior wood siding, resulting in water intrusion and damage to the wall assembly.

4. Building foundation:

Condition: Good Fair Poor Critical

Comments:

unknown.

5. Please attach labeled digital photographs of a representative example of the following areas: 

Areas of noticeable sagging or out-of-place (roof, exterior walls, floor)

Areas of visible rot, rust, or significant weathering damage

Building foundation



III. Library Building Condition: Architecture—Interior

Provide the material and the condition of the interior finishes in the following areas.

Examples of finished materials include, but are not limited to:

- Painted drywall
- Carpet tile
- Carpet broadloom
- Vinyl flooring
- Ceramic tile
- Acoustic ceiling tiles
- Wood

1. Library Entrance Area:

Floor
Material: carpet Condition: Good Fair Poor Critical

Walls
Material: GWB Condition: Good Fair Poor Critical

Ceiling
Material: GWB Condition: Good Fair Poor Critical

Comments:

Interior finishes are in need of replacement.



II. Library Building Condition: Architecture—Interior

2. Public Reading Room Areas:

Floor
Material: Carpet Condition: Good Fair Poor Critical

Walls
Material: GWB Condition: Good Fair Poor Critical

Ceiling
Material: ACT Condition: Good Fair Poor Critical

Comments:

Interior finishes are in need of replacement.

3. Public Restrooms:

Floor
Material: tile Condition: Good Fair Poor Critical

Walls
Material: tile/ GWB Condition: Good Fair Poor Critical

Ceiling
Material: GWB Condition: Good Fair Poor Critical

Comments:

Interior finishes are in need of replacement.



II. Library Building Condition: Architecture—Interior

4. Staff Areas:

Floor

Material: carpet Condition: Good Fair Poor Critical

Walls

Material: GWB Condition: Good Fair Poor Critical

Ceiling

Material: ACT Condition: Good Fair Poor Critical

Comments:

Interior finishes are in need of replacement.

5. Staff Restroom:

Floor

Material: tile Condition: Good Fair Poor Critical

Walls

Material: tile / GWB Condition: Good Fair Poor Critical

Ceiling

Material: ACT Condition: Good Fair Poor Critical

Comments:

Interior finishes are in need of replacement.



III. Library Building Condition: Architecture—Interior

6. What is the condition of the interior doors and door hardware?

Condition: Good Fair Poor Critical

Comments:

7. What is the condition of fixed casework or build-in shelving or furniture?

Condition: Good Fair Poor Critical

Please attach labeled digital photographs of a representative examples. 

Comments:

8. Are the public areas and the public restroom accessible? Yes No

Comments:

9. Are the staff areas and staff restroom accessible? Yes No

Comments:

10. Are there other maintenance or upgrades needed to the Building Interior? Yes No

Comments:

Interiors are in need of a though and complete remodel, for programing updates, accessibility, lighting, furniture, carpet, ceilings, shelving, etc.



III. Library Building Condition: Mechanical Systems

1. What type of equipment is in place for heating ventilation and air conditioning (HVAC)?

2. How old is the HVAC equipment? unknown, but old

3. When was the HVAC equipment last serviced? _____

4. Does the HVAC system work adequately? Yes No

Comments:

The HVAC system appears to be beyond its expected service span and is in need of replacement.

5. Are there other maintenance or upgrades needed to the HVAC system? Yes No

Comments:

The IT Closet overheats due to lack of air conditioning / ventilation.



III. Library Building Condition: Plumbing Systems

1. What is the age of the water heating equipment? unknown

2. Have the toilets and faucets been replaced with water-saving units? Yes No

Comments:

3. Do the toilets work adequately? Yes No

Comments:

4. Do the sinks and faucets work adequately? Yes No

Comments:

5. Are there other maintenance or upgrades needed to the plumbing system? Yes No

Comments:



III. Library Building Condition: Electrical Systems

1. Has the electrical service panel been replaced? Yes No
If yes, when? _____

2. Are there adequate power outlets where needed? Yes No
Comments:

3. What type of light fixture lamps are in place (incandescent, florescent, LED, etc.)?

incandescent and flourescent. All lighting is in need of replacement.

4. Are there occupancy sensors or other energy efficiency lighting control systems in place?
 Yes No

Comments:

Recommend a new lighting control system.

5. Is there broadband wifi service in the Library for both patrons and staff? Yes No

Comments:



IV. Additional Comments

If you have any additional comments, please provide them below. If you need additional room, feel free to attach an additional document. If necessary, provide relevant, labeled photographs. 

Condition Assessment Summary:

The Tillicum Library building is in very poor / critical condition. The building is in need of replacement, as it may not make sense to invest in a renovation of the building. However, if a renovation is considered, the scope should include, at a minimum, the following:

Site

- parking lot re-surfacing
- new landscaping and irrigation
- improvements to site security and public access

Building Exterior

- remove existing siding and replace damaged framing, remove mold damage
- new insulation, new sheathing, weather barrier, and flashing
- new siding, trim, and paint
- new windows and exterior doors
- new roofing

Building Systems

- new HVAC system
- replace plumbing fixtures
- upgrade or replace electrical system and distribution
- new lighting and lighting control system
- wifi system upgrades

Building Interior

- remodel staff work areas, offices, staff restroom, staff break room
- remodel meeting room and study rooms
- remodel entry lobby
- remodel public restrooms
- remodel reading room areas and collections, including new furniture, shelving
- all new floor finishes, ceiling finishes, & wall finishes

New Space Needs:

- enlarge library and staff work room



Budget Analysis for Renovation

Item	Cost / SF	Area (SF)	Budget
Parking Lot improvements	\$ 10.00	4,500 =	\$ 45,000
Landscaping	\$ 8.00	4,000 =	\$ 32,000
Site Lighting	\$ 5.00	4,500 =	\$ 22,500
Exterior wood siding demo	\$ 12.00	4,800 =	\$ 57,600
Exterior wall assembly repair	\$ 47.00	4,800 =	\$ 225,600
New wood siding, trim, & paint	\$ 49.00	4,800 =	\$ 235,200
New Windows & Entry Doors	\$ 50.00	1,800 =	\$ 90,000
Roofing & flashing	\$ 22.00	8,000 =	\$ 176,000
HVAC System	\$ 44.00	4,500 =	\$ 198,000
Plumbing Fixtures	\$ 15.00	2,500 =	\$ 37,500
Fire Protection System	\$ 8.00	4,500 =	\$ 36,000
Electrical System	\$ 27.00	4,500 =	\$ 121,500
IT upgrades	\$ 18.00	2,500 =	\$ 45,000
Interior Lighting and Controls	\$ 37.00	4,500 =	\$ 166,500
Interior Finishes (floors, walls, ceilings)	\$ 38.00	2,500 =	\$ 95,000
Furnishings and Casework	\$ 70.00	2,500 =	\$ 175,000
Hard Costs Subtotal			\$ 1,758,400
Sales tax		9.90% =	\$ 174,082
Permit fees		3.0% =	\$ 52,752
Construction Cost Escalation (12 months out)		4.0% =	\$ 70,336
Budget Contingency		20.0% =	\$ 351,680
Architecture, Engineering, & Consultant Fees		14.0% =	\$ 246,176
Soft Costs Subtotal			\$ 895,026
Total Project Budget			\$ 2,653,426

